

1 BILL NO. R-86-02-06

2 DECLARATORY RESOLUTION NO. R-13-86

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 3512 Cavalier Drive,
7 Fort Wayne, Indiana. (Donaldson-
8 Levasseur Partnership, Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 January 7, 1986, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 Lot Numbered 14 in Centennial Industrial
16 Park, Section III, as recorded in the
17 plat thereof in the Office of the Re-
18 corder of Allen County, Indiana;

19 said property more commonly known as 3512 Cavalier Drive, Fort
20 Wayne, Indiana;

21 WHEREAS, it appears that said petition should be pro-
22 cessed to final determination in accordance with the provisions
23 of said Division 6.

24 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
25 OF THE CITY OF FORT WAYNE, INDIANA:

26 SECTION 1. That, subject to the requirements of Section
27 4, below, the property hereinabove described is hereby designated
28 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
29 12.1. Said designation shall begin upon the effective date of
30 the Confirming Resolution referred to in Section 3 of this Resolu-
31 tion and shall continue for one (1) year thereafter. Said desig-
32 nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

(a) Said Resolution shall be filed with the Allen
County Assessor;

- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

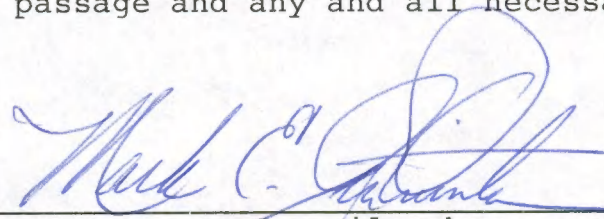
SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of real estate.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

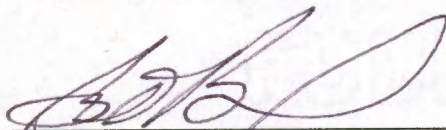
SECTION 5. That it is the preliminary intent of Common Council to recommend a three (3) year deduction from the assessed value of the real property. The length of the deduction will be finally determined by Common Council, pursuant to I.C. 6-1.1-12.1-3(b), after receipt of the owner's application from the County Auditor.

Page Three

SECTION 6. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E..

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta, seconded by Stew, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 2-11-86

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 9-13-86
on the 11th day of February, 1986,

ATTEST:

(SEAL)

Sandra E. Kennedy

Samuel J. Talarico

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of February, 1986, at the hour of 2:00 o'clock _____ .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of February, 1986, at the hour of 1:00 o'clock _____ .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

RECEIVED

JAN 07 1986

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

ECONOMIC
DEVELOPMENT

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Donaldson-LeVasseur Partnership
2. Owner(s) Dwight H. Donaldson and Bruce A. LeVasseur
3. Address of Owner(s) 300 Stable Drive
Fort Wayne, Indiana 46856
4. Telephone Number of Owner(s): (219) 484-0466
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 300 Stable Drive
Fort Wayne, Indiana 46856
7. Telephone number of Applicant: (219) 484-0466
8. Address of Property Seeking Designation 3512 Cavalier
Drive, Fort Wayne, Indiana 46818
9. Legal Description of Property Proposed for Designation
(may be attached) Lot Numbered 14 in Centennial Industrial
Park, Section III, as recorded in the plat thereof in
the Office of the Recorder of Allen County, Indiana
10. Township Washington Township, Allen County, Indiana
11. Taxing District 80 Washington

12. Current Zoning M-2
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Unimproved real estate
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structure N/A
15. Current Assessed Value of Real Estate \$7,300
- a. Land \$7,300
- b. Improvements -0-
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$568.39
17. Description of Proposed Improvements to the Real Estate
- A 9,000 square foot two story building will be constructed on the real estate
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Approximately January 15, 1986
- b. When is completion expected? Four months after construction commences
19. Cost of Project (not including land costs) \$417,500

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? see attached

b. What is the nature of those jobs? see attached

c. Anticipated time frame for reaching employment level stated above?

see attached

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

The project will be located within the City of Fort Wayne, Indiana, an area which has experienced high unemployment in recent years due to economic recession and the relocation of jobs from Fort Wayne to other portions of the country.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The proposed project will enable D&L Communications, Inc., lessee of the applicant, to increase the sales and service of its products which will necessitate its hiring approximately six additional employees and the increased economic activity will increase the tax base of the City of Fort Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

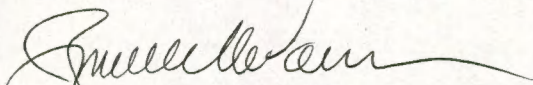
Yes _____

No X

26. Financing on Project

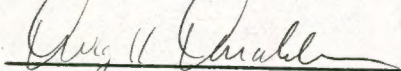
What is the status of financing connected with this project? Lincoln National Bank and Trust Company has agreed to finance 80% of the cost of the construction of the building.

I hereby certify that the information and representation on this Application are true and complete.



Signature (s) of Owners
Bruce A. LeVasseur - Partner

1-7-86
Date



Dwight H. Donaldson - Partner

1-7-86
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied? Date:

Allocation Area:

20. D&L Communications, Inc., lessee of the applicant, Donaldson-LeVasseur Partnership, currently has 22 full time employees and 2 part time employees.

Within six months after the completion of the project, D&L Communications, Inc. will hire one new office employee and one new salesman.

Within one year after the completion of the project, D&L Communications, Inc. will hire one new salesman and one new technician.

Within two years after the completion of the project, D&L Communications, Inc. will hire two new technicians.

Therefore, a total of six new employees will be hired by D&L Communications, Inc. within two years of the completion of the project.

The Project

The applicant is Donaldson-LeVasseur Partnership, an Indiana general partnership composed of two members, Dwight H. Donaldson and Bruce A. LeVasseur. The partnership's purpose is to own and manage real estate in Fort Wayne, Indiana. The partnership currently owns real estate at 300 Stable Drive, Fort Wayne, Indiana which is leased to D&L Communications, Inc., an Indiana corporation which sells and services communication products. The partnership has recently purchased real estate at 3512 Cavalier Drive, Fort Wayne, Indiana. The corporation is owned by Dwight H. Donaldson, Bruce A. LeVasseur, Richard R. Sterling and Robert J. Dannhausen.

The applicant desires to construct on the real estate located at Cavalier Drive a new building which will be leased to D&L Communications, Inc. The new building will be utilized to meet an increasing demand for the products and services of D&L Communications, Inc.

All employees involved in the foregoing enterprise are employees of D&L Communications, Inc. All new employees hired by reason of this project will be employees of D&L Communications, Inc.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-86-02-06

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 3512 Cavalier Drive, Fort Wayne, Indiana. (Donaldson-Levasseur Partnership, Petitioner).

EFFECT OF PASSAGE The proposed project will enable D & L Communications, Inc., lessee of the applicant, to increase the sales and service of its products which will necessitate its hiring approximately six additional employees and the increased economic activity will increase the tax base of the City of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$417,500.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-86-02-06

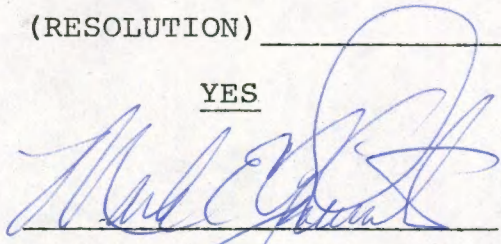
REPORT OF THE COMMITTEE ON FINANCE

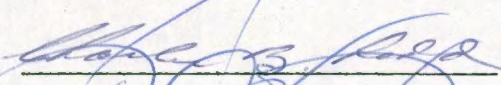
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 3512 Cavalier Drive

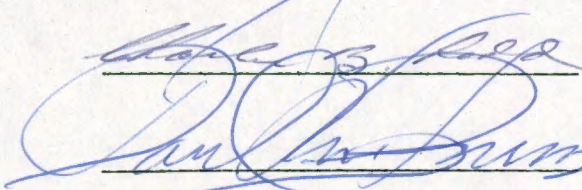
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) _____

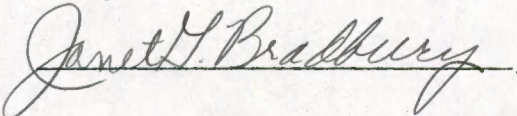
YES

NO


MARK E. GiaQUINTA
CHAIRMAN


CHARLES B. REDD
VICE CHAIRMAN


PAUL M. BURNS


JANET G. BRADBURY

JAMES S. STIER

CONCURRED IN 2-11-86

SANDRA E. KENNEDY
CITY CLERK